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January 6, 1967

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

BOARD OF APPEAL REFERRALS

Re: Petition No. Z-711  
James & Patsy Rapino  
9-11 Chelsea Street, East Boston

A conditional use and three variances, front and rear yards, off-street parking less than required are sought to erect a one story addition to a funeral home in a local business (L-1) district. The expansion will be used for a chapel. There is no objection to the funeral home, which property is adjacent to a general business zone. Since the rear of the building abuts the side lot line of property on Maverick Street and there is no requirement for a side yard. There is strong objection to the rear yard violation. However, it is felt that the ten foot front yard should be respected since the existing structure which adjoins the addition, has a twelve foot yard. The building is 45 feet deep so there should be no necessity for encroaching 1 3/4 feet into the front yard. Transportation Department recommends condition that 27 parking spaces be assigned on plot plan.

VOTED: That in connection with Petition No. Z-711, brought by James & Patsy Rapino, 9-11 Chelsea Street, East Boston, for a conditional use and three variances to erect a one story addition to a funeral home in a local business (L-1) district, the Boston Redevelopment Authority does not object to the use nor to the lack of a rear yard since the rear of the building abuts a side lot line of adjacent property which does not require a side yard. However, objection is registered against the 1 3/4 foot encroachment on the front yard since the existing adjoining structure has the required front yard. Also, if petition is granted with above adjustment, it is further recommended that 27 parking spaces be assigned on the plot plan.



Re: Petition No. Z-712  
Longwood Hospital  
125 South Huntington Ave., Roxbury

Appellant requests an extension of a non-conforming use to erect a one story addition in a residential (R-.8) district. This site is in the midst of a strip of institutional uses and is opposite the Veterans' Hospital. The area should be rezoned to make the zoning conform with the uses.

VOTED: That in connection with Petition No. Z-712 brought by Longwood Hospital, 125 South Huntington Ave., Roxbury, for an extension of a non-conforming use in a residential district, to erect a one story addition, the Boston Redevelopment Authority recommends the granting of the petition since the site is in the midst of an institutional area and it would appear that the zoning should be changed to make it conform with the dominant use in the district.

Re: Petitions No. Z-713 & Z-714  
Thomas Bowen  
660-668 LaGrange St., West Roxbury

Dimensional variances are sought to erect two single family dwellings in a single family (S-.5) district. Developer owns five contiguous lots which were subdivided just previous to the effective date of the new zoning code - Dec. 31, 1964. Developer built on every other lot, leaving two undersized 3500 foot lots unbuilt upon. If the middle lots were apportioned to the three built upon lots, the built upon lots would still be substandard lot size and lot depth. The new zoning code was designed to prevent such overcrowding. Recommend denial.

Optional case

VOTED: That in connection with Petitions No. Z-713 and Z-714 brought by Thomas Bower to erect two single family dwellings on substandard lots at Nos. 660 and 668 LaGrange Street, West Roxbury, the Boston Redevelopment Authority is opposed because it is of the opinion that this vacant land should be used to partly remedy the substandardness of the adjacent undersized lots owned by the developer. Developer owns five contiguous lots which were subdivided just previous to Dec. 31, 1964, the effective date of the new code. Developer built on every other lot leaving two undersized 3500 foot lots unbuilt upon.



If the middle lots were apportioned to the three built upon lots, the built upon lots would still be of substandard lot size and lot depth.

Re: Petition No. Z-715  
Marion & Larry Flaherty  
46 Rockland Street, West Roxbury

Appellant seeks an extension of a non-conforming use to erect a one story addition to a club in a single family (S-.5) district. The expansion will be occupied as a lounge. This club or hall, known as "Liederkrantz" is let out to private parties and as such is an obnoxious use in the midst of a single family area. It would be detrimental to the district to further expand this type of non-conforming use and denial is recommended.

VOTED: That in connection with Petition No. Z-715, brought by Marion & Larry Flaherty, 46 Rockland Street, West Roxbury, for an extension of a non-conforming use to erect a one story addition to a club in a single family district, the Boston Redevelopment Authority is opposed to the granting of the petition. This appears to be an expansion of a non-conforming use which is obnoxious and detrimental to the district.

Re: Petition No. Z-716  
James D. Mellen  
188 Corty Street, West Roxbury

Three yard variances are sought to change a one car garage to a four car garage in a single family (S-.3) district. It is proposed to erect car ports on the side and front of the existing garage. Appellant states there are four cars in his family. Physical inspection reveals one car port presently existing at the side of the garage. The front car port would require parking in the front yard of at least two vehicles. Denial is recommended as submitted.

Optional case

VOTED: That in connection with Petition No. Z-716, brought by James D. Mellen, 188 Corey St., West Roxbury, for three yard variances to change a garage from one to four cars in a single family district. The Boston Redevelopment Authority is opposed to the granting of the variances. The side car port is existing. The use of the front yard for parking of two vehicles would be injurious to the neighborhood and detrimental to the public welfare.

